

**Town Of Hopedale
Decision of the Hopedale Zoning Board of Appeals**

Case: 04-2016

Applicant(s): Cumberland Farms

Address: 100 Crossing Boulevard, Framingham, MA 01701

Property: 115, 121 & 125 Mendon Street
Hopedale, MA 01747

Application Filed:

Hearing Held: October 19, 2016

Relief Sought: The applicant is seeking a Special Permit for allow the applicant relief from 7.3 of the Hopedale Zoning Bylaws to construct a standing sign, signage on the canopy, directional signs and a sign on the building which also needs relief for the height.

Decision: Following a hearing, the Board voted unanimously to grant a Special Permit to allow all signage as proposed with illumination, size and hours of illumination will be off from midnight to 5 am.

Certification

This is to certify that the above action was taken in compliance with the statutory requirements as set forth in Chapter 40A of General Laws, and that copies of this decision and plans referred to in this decision, if any, were filed with the Town Clerk on _____, 2016.

Special Permit or Variance is not in effect until the decision is recorded with the Worcester County Registry of Deeds and the building permit will not be issued until proof of recording is presented.

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PERSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

Steven J. Gallagher, Chairman

**Record of Proceedings
Hopedale Zoning Board of Appeals**

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Hearing Proceedings

Hearing Date: October 19, 2016

On October 19, 2016, the Hopedale Board of Appeals held a public hearing on the above application. The hearing, which was convened following publication, posting and notice to parties in interest, pursuant to the provisions of M.G.L. c. 40A, Section 11, was opened by the Acting Chair at 7:15 pm.

The following Board Members noted as present were in attendance throughout the hearing:

- Chair (Chair): Steve Gallagher
- Voting Member: Mary Arcudi - Alternate
- Voting Member: Lou Costanza
- Voting Member: David Pagnini
- Voting Member: Nick Alexander

Discussion details:

The applicant, Cumberland Farms Inc., at 100 Crossing Boulevard, Framingham, MA is seeking a Special Permit to allow the applicant to construct a standing sign, as well as additional signage on the automobile filling station canopy and directional signs to allow twenty-four (24) hour operation at 115,121 &125 Mendon Street and 124 Hopedale St. in Hopedale, MA as a part of a larger redevelopment project to construct a 4,786 square foot retail convenience store with automobile filling stations on an approximately 1.46 acre assemblage, in regards to 7.3,7.4, and 7.7 of the Hopedale bylaws. The location is zoned GB-A and is owned by the applicant.

Mr. Tom Reidy and Mr. Phillip Henry, representative of Cumberland Farms, presented the ZBA with the plans for the signs on this redevelopment project to construct a 4,786 square foot retail convenience store with automobile filling stations. The standing sign will be set back within the guidelines of 20 feet from the lot line and the height is 15 feet. The price change of this sign will change from the smart pay member price to the non-

member price. There was a lengthy discussion on this price change portion of the sign and the maximum of 30 seconds when the sign changes. The directional signs will be the exit and entrance signs to the business. There will be 4 “Welcome” (entrance) signs and two “See you soon” (exit), which will be approximately 3 feet tall and internally illuminated. The sign on the front of the building will be fixed and the letters on the sign will be illuminated. The sign will be 5 ½ feet in height, 1 ½ feet over the height requirement. The canopy signs will be placed on both ends, outside canopies and will be 11 feet in size.

After a lengthy review of all signs, the locations and the illumination of the signs, Mary Arcudi made a motion to approve the application from Cumberland Farms for a special permit from section 7.3 of the Hopedale Zoning Bylaws to allow the applicant to construct a standing sign with the price change section to change every 30 sections, as well as two additional signs on the canopies which will be internally lite and 6 directional signs, internally illuminated, as proposed at this hearing according to the plans provided. The motion grants relief from section 7.2c of 1.5 feet in height of the sign on the building and that all of the signs will not be illuminated from midnight to 5 am, and only during approved business hours if otherwise determined. Nick Alexander seconded motion and the motion vote was as follows:

Nick Alexander	yes
David Pagnini	yes
Mary Arcudi	yes
Steve Gallagher	yes

Motion was unanimously approved.